



MEMBERS PRESENT: BILL MARSHALL, ERICA CHASE, DAVID THOMPSON, JOHN TARKANY,
MICHELLE SMYTH, KRISTEN KRAUSE, JEFF JOHNSTON
STAFF PRESENT: BILL TURNER, PEGGY JORDAN

AGENDA

DESIGN REVIEW BOARD

AUGUST 15, 2016

5:00 P.M.

2 GEORGE STREET

**1. River Landing Drive at Daniel's Landing Drive –
TMS# 275-00-00-227**

App. No. 168-15-1

Request Conceptual approval for new construction of a mixed use building as per documentation submitted.

Owner: SL Shaw & Associates
Applicant: Architecture Plus SC, LLC
Neighborhood/Area: Daniel Island Town Center

MOTION: Conceptual approval – address staff comments 1-8; restudy an alternate design for the first floor canopies; reconsider the use of shutters.

*B.Marshall abstains

MADE BY: J.Tarkany SECOND: D.Thompson VOTE: FOR 6 AGAINST 0

2. Main Road at Brownswood Road – TMS# 279-00-00-237

App. No. 168-15-2

Request Conceptual approval for new construction of a multi-family development as per documentation submitted.

Owner: Fast Asleep, LLC
Applicant: Oakside Apartments SC, LLC
Neighborhood/Area: Johns Island

MOTION: Deferral – address Board and staff comments.

*B.Marshall abstains

MADE BY: D.Thompson SECOND: M.Smyth VOTE: FOR 6 AGAINST 0

**3. West Ashley Circle at Grand Oaks Boulevard –
TMS# 301-00-00-048**

App. No. 168-15-3

Request Conceptual approval for new construction of a retail center as per documentation submitted.

Owner: Long Term Holdings, LLC
Applicant: Seamon Whiteside and Associates, Inc.
Neighborhood/Area: West Ashley

MOTION: Deferred by applicant.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

Files containing information pertinent to the above applications are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

Staff Comments
For
DESIGN REVIEW BOARD
August 15, 2016

River Landing Drive

Staff Comments:

1. Provide dense vegetation along the northwest property line between the parking lot and lake to screen the parking from view.
2. Slightly lower the flat canopies above the doors on the first floor of the north elevation.
3. Eliminate the flat canopy above the first floor single window on the west elevation.
4. Eliminate the canopies above the first floor windows on the south elevation and slightly lower the one above the building entrance.
5. Eliminate the faux shutters on either side of the south building entrance. Ideally, the floor plan should be adjusted to allow for windows in this location.
6. Restudy the proportions of the gable vents on the north and south elevations by enlarging them.
7. Increase the massing of the first floor brick columns.
8. Incorporate the external stairs on the south elevation into the porch.

Staff Recommendation: Conceptual approval with the above referenced conditions.

1758 Main Road

Staff Comments:

1. Coordinate the sidewalk terminus with the property to the west.
2. Continue the brick into the porches.
3. Eliminate the small runs of siding between the porch windows and doors.
4. Some of the trim elements seem under scaled such as the fascia.
5. Eliminate the box eaves.
6. Restudy the design of the south elevation of building 100 with the introduction of additional windows, restudy of the proportions of the gable and restudy of the proportions of the porch.
7. A hipped roof form would be more successful for the south elevation porch of building 100.

Staff Recommendation: Conceptual approval with the above referenced conditions.

West Ashley Circle at Grand Oaks Boulevard

Staff Comments:

Site:

1. All crosswalks are to be specialty pavement. The crosswalk to the right of the Harris Teeter entrance needs a terminus or it should be eliminated.
2. Provide a field of specialty pavement in the drive in front of the Harris Teeter entrance/exit.
3. Provide a screen wall between the parking and the two adjacent streets.
4. Provide berms and heavy mature landscaping to screen the view from both streets into the rear of the Harris Teeter.
5. Provide an enclosure around the Harris Teeter loading dock and all other utilitarian elements behind the building.
6. Provide a terminus to the traffic circle as approached from the northeast.
7. Relocate the dumpster at the entrance drive adjacent to building C to a less prominent location.

Harris Teeter:

1. The architecture of the Harris Teeter building and buildings A through D are totally unrelated. Substantial work is needed to unify the two styles.
2. Provide the required floorplan.
3. Greatly simplify the front façade design and materials. Eliminate the arches.

4. The side and rear elevations will be highly visible from both streets and need substantial work. Continue the brick on all sides of the building. Also, added fenestration is needed.
5. The windows shown on the left elevation are under scaled and the window on the right elevation is unrelated.

Buildings A, B, C and D:

1. The general architectural direction of these buildings is better than the Harris Teeter building.
2. The overall form, of the buildings, is interesting and has promise but is overly complicated.
3. The scale and proportions of various elements need restudy. For example, there's a great deal of visual weight above the storefront on building A. Increasing the height of the storefront in these areas would be a good starting point.
4. Simplify the use of applied building elements and rely on form and materials for interest.
5. Simplify the material and color palette on all buildings.
6. Currently the buildings turn their backs on the streets. Provide additional glazing to the street side elevations.

Staff Recommendation: Denial for the Harris Teeter building and Deferral for the site and buildings A through D with the above referenced conditions.